

FEE \$	10.-
TCP \$	181.-
SIF \$	292.-



BLDG PERMIT NO. 67816

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

### Community Development Department

BLDG ADDRESS 640 W. PAOUSA A. TAX SCHEDULE NO. 2943-063-28-004

SUBDIVISION GRAND VIEW SUB SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2100 SQFT.

FILING 3 BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER CHARLES R HERBISON NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2149 N. PALM DESERT D. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE (602) 584-0015 USE OF EXISTING BLDGS N/A

(2) APPLICANT STANTON CONSTRUCTION LLC DESCRIPTION OF WORK AND INTENDED USE: NEW HOME

(2) ADDRESS 706 WY PL.

(2) TELEPHONE 245-9008

**REQUIRED:** One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE RSF-5 Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt 2

Side 5' from PL Rear 25' from PL Special Conditions \_\_\_\_\_

Maximum Height 32' CENSUS 10 TRAFFIC 22 ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature \_\_\_\_\_ Date 12/8/98

Department Approval [Signature] Date 12-8-98

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 11808

Utility Accounting [Signature] Date 12-8-98

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

LOT 4 BLK. 2, FILING 3  
GRANDVIEW SUB.

REAR LOT LINE

90'-0"

10' IRRI. EASE

ACCEPTED KV 12-8-98  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

19'-0"  
CONCRETE PATIO SLAB  
EL. 102'-10"

20'-

71'-2"

GARAGE FLOOR  
EL. AT HOUSE  
102'-10"

13'-10"  
CONC PAD  
102'-10"

HOUSE FLOOR  
ELEVATION 103'-0"

EL. 102'-8"

PORCH EL.  
102'-10"  
PORCH  
TO MEET PORCH

SIDEWALK

59'-5 1/2"

24'-0"

24'-0"

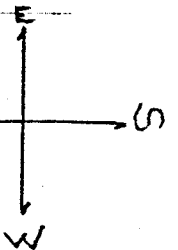
EL 100.0±

FRONT LOT LINE

SIDEWALK ELEVATION 100'-0" ← 18' — 71

WEST PAGOSA DRIVE

Done OK  
Tut Davis  
11-23-98



HERBISON RESIDENCE

9/7/98